



DESIGN REVIEW

Permit info: DSRFY2024-0003

Application Date: 10/31/2023

Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ■ Garden City, ID 83714 ■ 208.472.2921

■ www.gardencityidaho.org ■ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Jorre Delgado	Name: Lauana Amidon
Company: JD Planning & Consulting	Company: N/A
Address: 1111 E Bannock St.	Address: 5003 Alworth Street
City: Boise	City: Garden City
State: ID Zip: 83712	State: ID Zip: 83714
Tel.: 661-742-4967	Tel.: N/A
E-mail: jorre@jdplanningandconsulting.com	E-mail: N/A

PROPERTY AND DESIGN INFORMATION

This application is a request to: ☒ Construct New ☐ Addition ☐ Subdivision

Site Address: 5003 Alworth Street

Subdivision Name: Randall Acres sub No. 05	Lot: 7,8,9	Block: 2
Tax Parcel Number: R7334160161	Zoning: C-2	Total Acres: 1.584
Proposed Use: Multi-family development	Floodplain: Yes	No

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

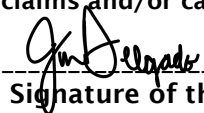
Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.



10/18/23

Signature of the Applicant

(date)

Signature of the Owner

(date)

APPLICATION INFORMATION REQUIRED

Note:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- | | |
|---|---|
| ☒ Compliance Statement and Statement of Intent | ☒ Affidavit of Legal Interest |
| ☒ Neighborhood Map | ☐ Sustainability Checklist <i>*if applicable</i> |
| ☒ Site Plan | See waiver |
| ☒ Landscape Plan | |
| ☒ Schematic Drawing | |
| ☐ Lighting Plan See waiver | |
| ☒ Topographic Survey | |
| ☒ Grading Plan | |
| ☒ Will Serve Letter **If required, must submit a Fire Flow Request | |
| ☐ Ada County Approved Addresses See waiver | |
| ☒ Waiver Request of Application Materials | |



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- ☒ Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- ☒ Purpose, scope, and intent of project
- ☒ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☒ 8 ½" x 11" size minimum
- ☒ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☒ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- ☒ Scale not less than 1" = 20', legend, and north arrow.
- ☒ Property boundary, dimensions, setbacks and parcel size.
- ☒ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☒ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☒ Adjacent public and private street right of way lines
- ☒ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- ☒ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- ☒ The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- ☒ Driveways, access to public streets, parking with stalls, loading areas.
- ☒ Sidewalks, bike and pedestrian paths.
- ☒ Berms, walls, screens, hedges and fencing.
- ☒ Location and width of easements, canals, ditches, drainage areas.
- ☒ Location, dimensions and type of signs.
- ☒ Trash storage and mechanical equipment and screening.
- ☒ Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- ☒ Log depicting square footage of impervious surface, building and landscaping
- ☒ Location and height of fences and exterior walls
- ☒ Location and dimensions of outdoor storage areas
- ☒ Location of utilities and outdoor serviced equipment and areas
- ☒ Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- ☒ Scale the same as the site plan.
- ☒ Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- ☒ Size, location and species of existing vegetation labeled to remain or to be removed.
- ☒ All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- ☒ Cross section through any special features, berms, and retaining walls.
- ☒ A plant list of the variety, size, and quantity of all proposed vegetation
- ☒ Log of square footage of landscaping materials corresponding to location
- ☒ Locations and dimensions of open space and proposed storm water systems

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

- ☒ Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- ☒ Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- ☒ Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- ☒ Overall dimensions of all proposed structures
- ☒ Specifications on exterior surface materials and color
- ☒ Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN:

- ☐ 11" x 17" size minimum
- ☐ Location, type, height, lumen output, and luminance levels of all exterior lighting
- ☐ Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- ☐ Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

- ☒ The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- ☒ If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN:

- ☒ 11" x 17" size minimum
- ☒ Scale not less than one inch equals twenty feet (1" = 20')
- ☒ Two foot (2') contours for the entire proposal site
- ☒ One foot (1') contours for details, including all planimetric features
- ☒ Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- ☒ Existing easement and utility locations
- ☒ Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- ☒ Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- ☒ Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

****Required for developments of two or more buildings:***

- ☐ Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

****Required if irrigation canal/irrigation ditch runs through property or along property lines:***

- ☐ Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- ☒ Statement must include a list of the application materials to be waived and an explanation for the request.



State of Idaho)
)SS
County of Ada)

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Jorre Delgado,
Name of Applicant
to submit the accompanying application pertaining to 5003 Alworth Street,
Address of Property Subject to this Affidavit
Garden City Idaho, 83714 property.
2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 4th day of October, 2023

Dated this 4th day of June, 2017

Thomas D. King
Signature
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

Thomas D. King
Printed Name

Subscribed and sworn to before me the day and year first above written.

JORRE DELGADO
Notary Public - State of Idaho
Commission Number 20204006
My Commission Expires Oct 16, 2026

Notary Public for Idaho

Residing at: Garden City, ID 83714

My Commission expires Oct 16, 2026









LANDSCAPE REQUIREMENTS:

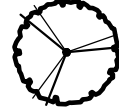
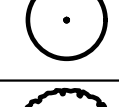
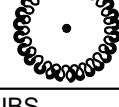
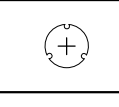
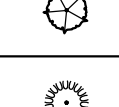
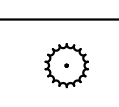
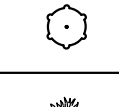
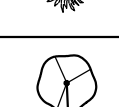
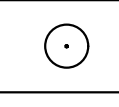
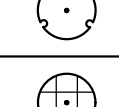
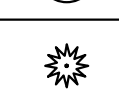
CODE REQUIREMENTS PER CITY CODE

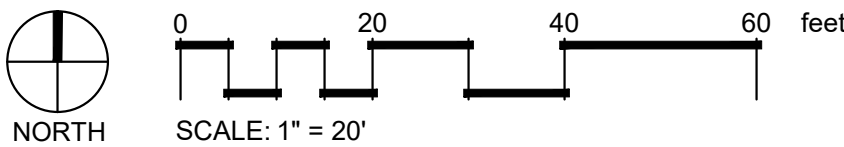
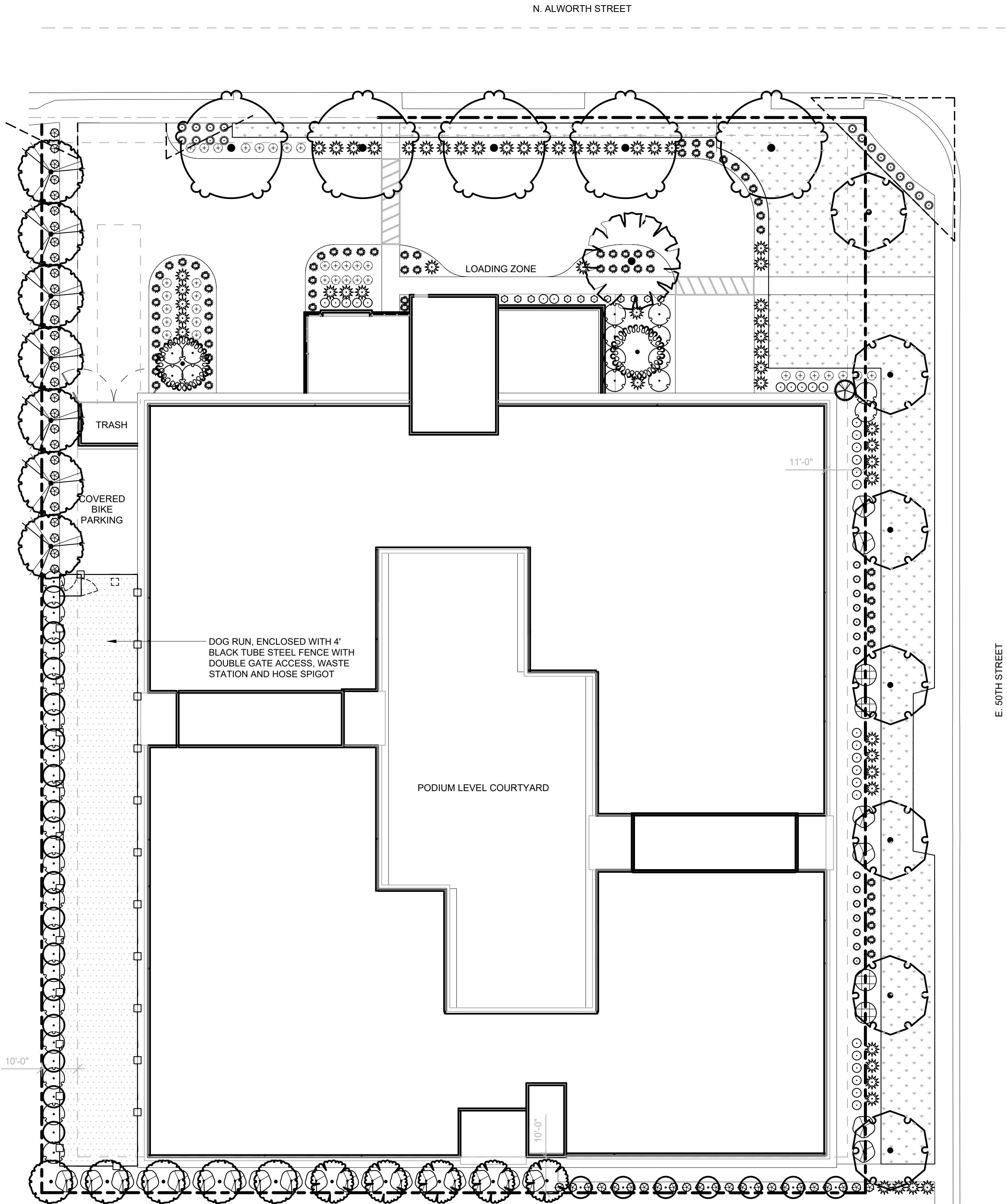
STREET BUFFER:			
*1 CLASS II TREE PER STREET FRONTAGE + 1 CLASS II PER 50 LF			
STREET NAME	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
W 50TH	278	6	7
ADAMS	172	4	5

PERIMETER BUFFER:
*TREE CANOPIES TOUCHING, SHRUBS 6'Hx6'W

EXISTING TREES:
*ANY EXISTING TREES SHALL BE MITIGATED PER ARBORIST REPORT, PLAN AMENDED OR AGREEMENT WITH CITY SHALL FACILITATE MITIGATION

MINIMUM PLANT SIZES:	
PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.

PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		7	20'H x 20' W, CLASS I
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		5	35'h x 30'w
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B&B	3"		5	35'H x 15'W
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		1	40'h x 27'w, Class II
	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	2.25" Cal	B&B		23	CLASS II 25' TALL x 8' WIDE
	Malus x 'Indian Magic' / Indian Magic Crab Apple	B&B	2"		5	15'H x 15'W
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		7	35' H x 25' W, Class II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	1	30'H x 8'W
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	2	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Artemisia frigida / Fringed Sage	2 gal			35	30"h X 30"W
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			52	30"H x 3'W
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			17	30"H x 30"W
	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 gal			14	15' H x 3'W
	Mahonia repens / Creeping Mahonia	3 gal			11	30"H x 30"W
	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	2 gal			71	30"H x 30"W
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal			24	6' H x 8'W
	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn	5 gal			30	7' H x 3'W
	Rhus trilobata 'Gro Low' / Skunkbush Sumac	5 gal			31	30"H x 8'W
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal			4	6' H x 8'W
	Yucca filamentosa 'Color Guard' / Adam's Needle	5 gal			55	3'h x 4'w
	SYNTHETIC TURF IN PLAY AREA WITH SOFTFALL MATERIAL BELOW					
	SYNTHETIC TURF IN GATHERING AREA					
	LAWN, SODDED, TALL TURF-TYPE FESCUE					
	DOG RUN, SURFACING MEDIUM GRIND BARK MULCH OR APPROVED OTHER					



Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:



STACK ROCK
GROUP

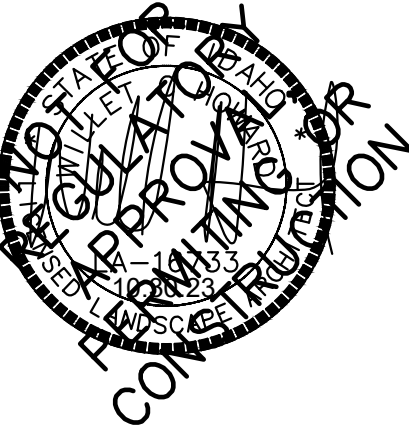
LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

THE GRAPHICS AND DESIGNS
ON THIS SHEET ARE
DELIVERABLES THAT REMAIN
AT ALL TIMES PROPERTY OF
STACK ROCK GROUP, INC.

REPRODUCTION OR REUSE OF
THIS PRODUCT CONTAINED
HERE IN IS PROHIBITED
WITHOUT THE WRITTEN
CONSENT OF STACK ROCK
GROUP, INC.

©2023 STACK
ROCK GROUP, INC.

ALWORTH &
ADAMS
ADAMS ST & E 50TH
GARDEN CITY, IDAHO

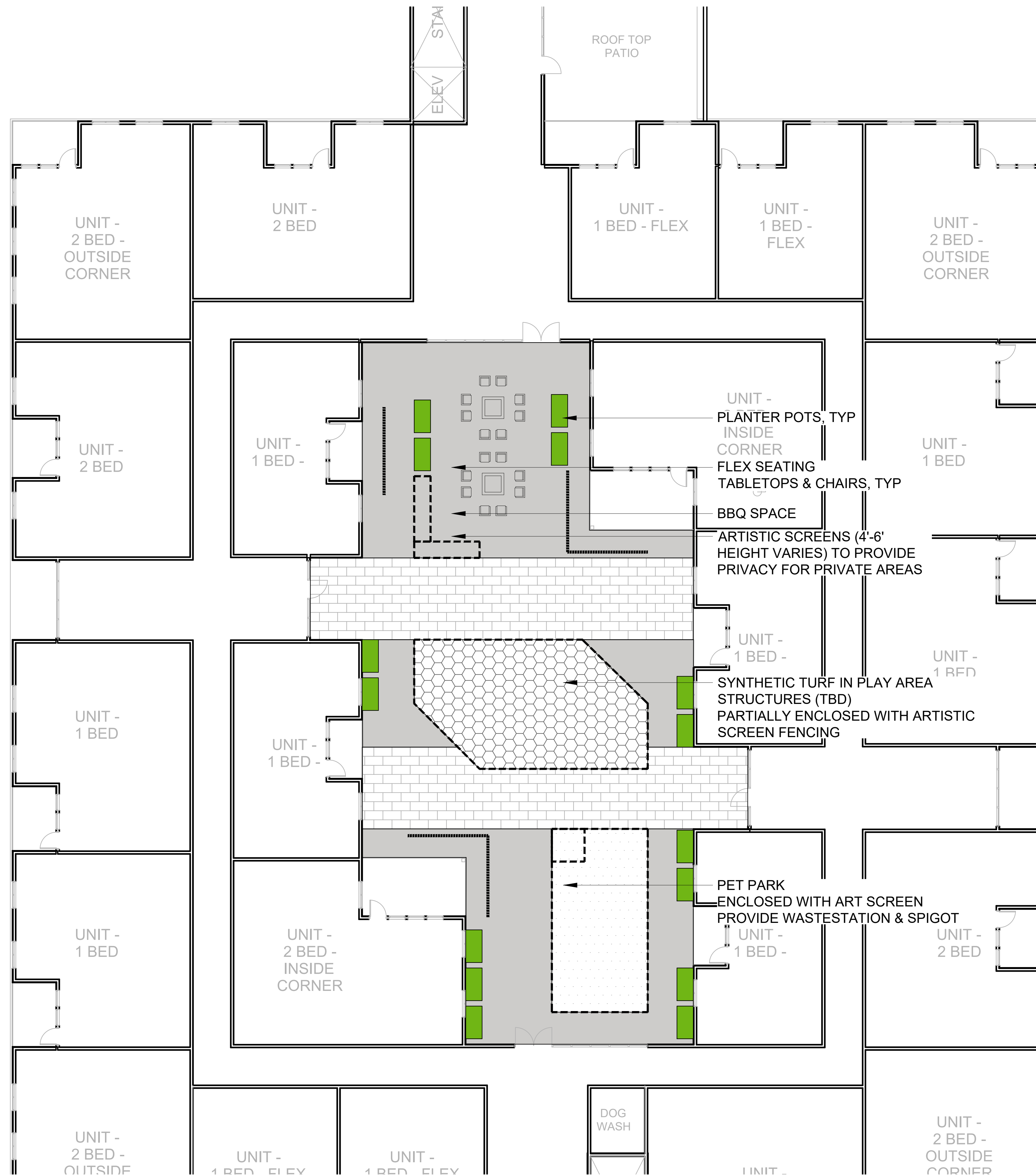


COPYRIGHT 2022
This document is an instrument of service, and as such
remains the property of the Architect. Permission for use
of this document is limited and can be extended only by
written agreement with EVstudio, LLC.

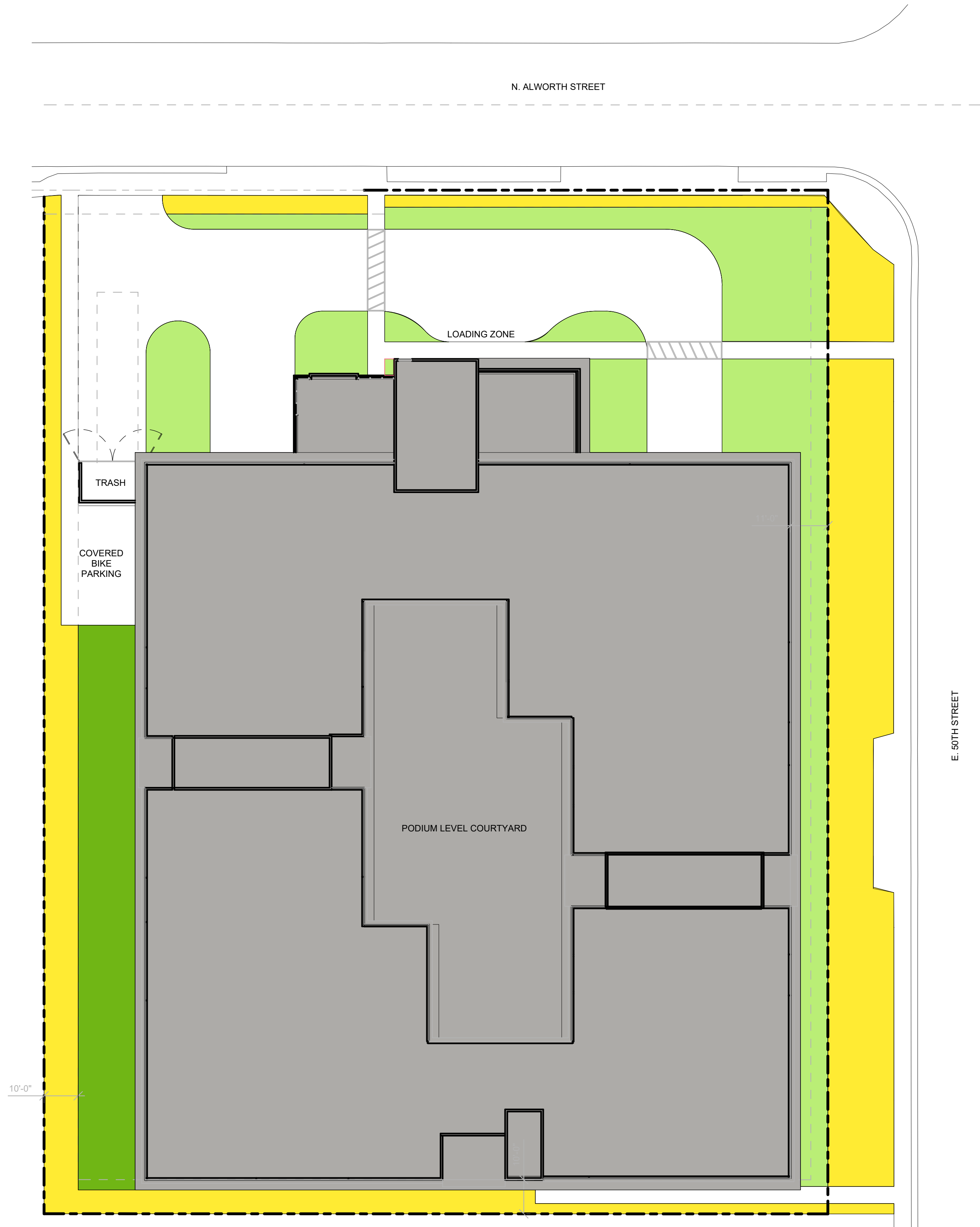
REVISION:

Project Status	
DATE:	10/12/2023
DRAWN BY:	JB
CHECKED BY:	JB

LANDSCAPE
PLAN



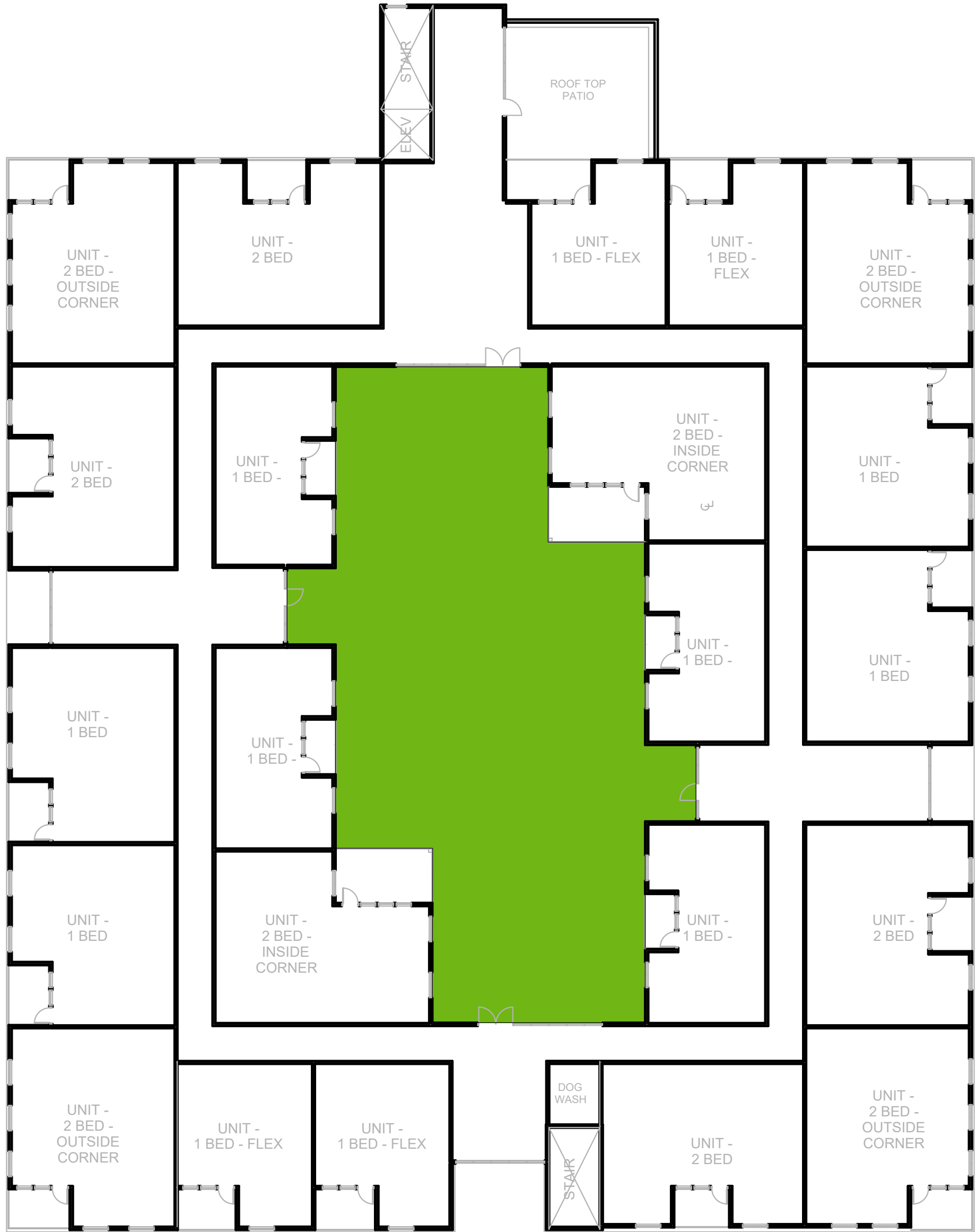
L101



SITE TABULATION:

PERIMETER/ROW LANDSCAPE	
INTERIOR COMMON/USABLE SPACE	
REMAINING INTERNAL LANDSCAPE	

DESIGNATION:	AREA (SF)	
SITE	74,102.93	
BUILDING	44,391.45	
HARDSCAPE	20,621.91	
LANDSCAPE (SITE)	9,089.57	12.27%
LANDSCAPE BREAKDOWN		
PERIMETER/ROW:	9,094.69	
INTERNAL LS:	6,327.94	
USEABLE OPEN (SITE)	2,761.63	3.73%
USEABLE OPEN (PODIUM):	6,715.25	9.06%



Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

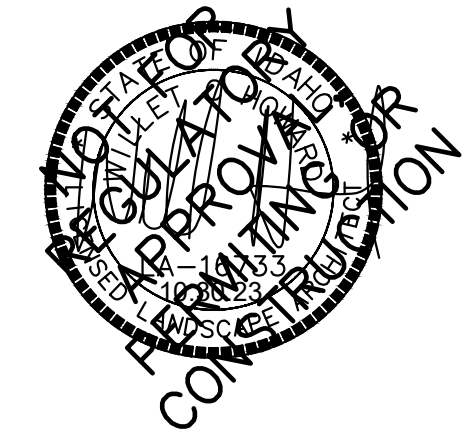
inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:

REPRODUCTION OR REUSE OF
THIS PRODUCT CONTAINED
HERE IN IS PROHIBITED
WITHOUT THE WRITTEN
CONSENT OF STACK ROCK
GROUP, INC.

©2023 STACK
ROCK GROUP, INC.

ALWORTH &
ADAMS
ADAMS ST & E 50TH
GARDEN CITY, IDAHO



COPYRIGHT 2022
This document is an instrument of service, and as such
remains the property of the Architect. Permission for use
of this document is limited and can be extended only by
written agreement with EVstudio, LLC.

REVISION:

Project Status
DATE: 10/12/2023
DRAWN BY: JB
CHECKED BY: JB

OPEN SPACE
EXHIBIT



Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

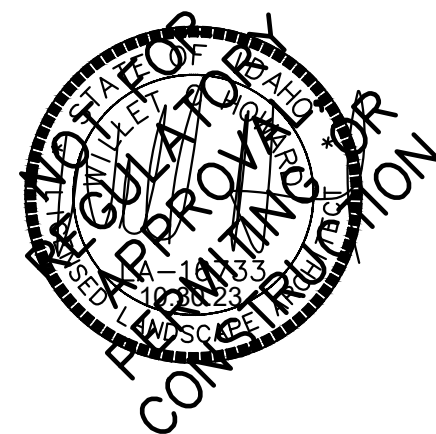
Main Office: 303.670.7242

inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:



ALWORTH &
ADAMS
ADAMS ST & E 50TH
GARDEN CITY, IDAHO



COPYRIGHT 2022
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

Project Status	
DATE:	10/12/2023
DRAWN BY:	JB
CHECKED BY:	JB

NOTES &
DETAILS

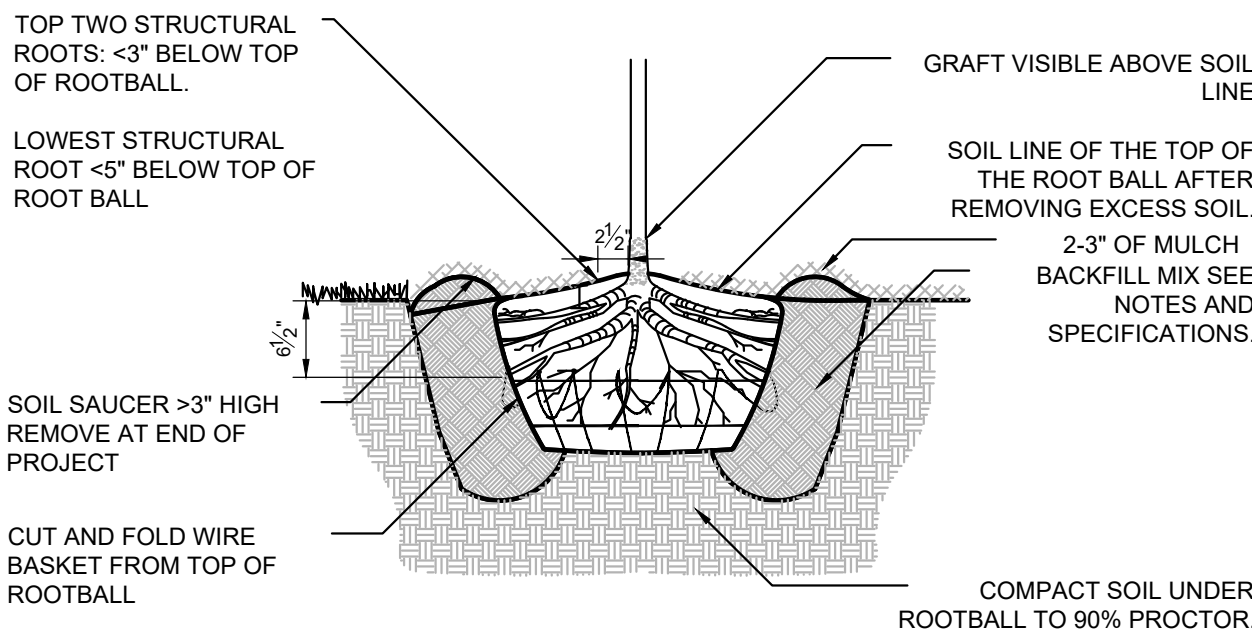
L150

LANDSCAPE NOTES:

- REGULATIONS & STANDARDS
 - All contractor work shall be conducted in accordance with ISPPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of GARDEN CITY, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Engineer's plans for information about existing features.
 - Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
- GRADING & SITE PREPARATION
 - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - All gravel overprep to be removed and disposed of off site.
 - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - No pooling or standing water will be accepted per industry standards.
- SOILS
 - Lawn areas shall receive 12" min depth of screened topsoil.
 - All planter beds shall receive 18" min depth of screened topsoil.
 - Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - Topsoil shall have a ph of 6.5 to 8.0.
 - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
- LAWN AREAS
 - Sodded lawn to be tall turf-type fescue, or approved other.
 - Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
 - Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
 - Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
 - All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
 - Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
 - Install $\frac{3}{4}$ " chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
 - Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
- PLANTER BED MULCH
 - All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
- PLANTS
 - All plant material shall be installed per industry standards.
 - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail. Trees and shrubs over 30" shall not be planted within clear vision triangles.
 - Fertilize all trees and shrubs with 'Agrimform' planting tablets or approved equal. Apply per manufacturers recommendations.
- IRRIGATION
 - Irrigation system shall be built to the following specifications:
 - Adhere to city codes when connecting to city water.
 - All irrigation material to be new with manufacturers' warranty fully intact.
 - Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
 - Controller to have On/Off rain switch or rain shut off device that does not alter program.
 - All remote control valves (including master control valve) to have flow control device.
 - Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
 - Use common trenching where possible..
 - All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
 - Connect mainline to point of connection in approximate location shown on plan.
 - Contractor is responsible complying with all codes and paying all permits necessary.
 - Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - All drip irrigation to be buried 2" below finished grade.
 - Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - Install all irrigation per irrigation drawings. utilize material specified or approved equal.
 - Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
 - If any discrepancies are found, then local codes shall prevail.
- CONTRACTOR RESPONSIBILITIES
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
 - In the event of a discrepancy, notify the Landscape Architect immediately.

NOTES:

- DO NOT DAMAGE OR CUT LEADER
- DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
- TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE
- WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
- REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{4}$ OF THE ROOTBALL.
- 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2' OF TRUNK OF TREE.



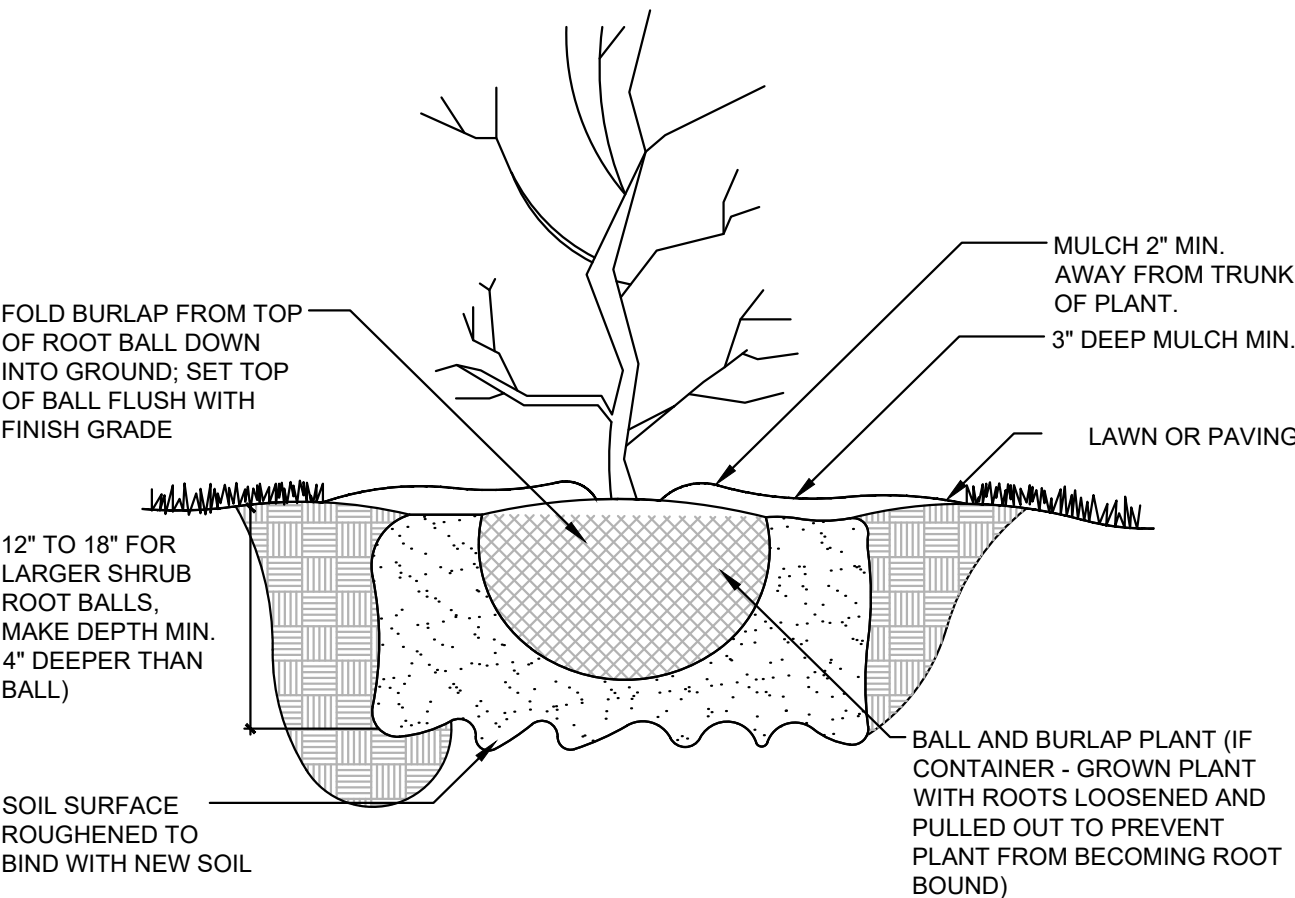
1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0"

3293-01

NOTE:

- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.



2 SHRUB PLANTING

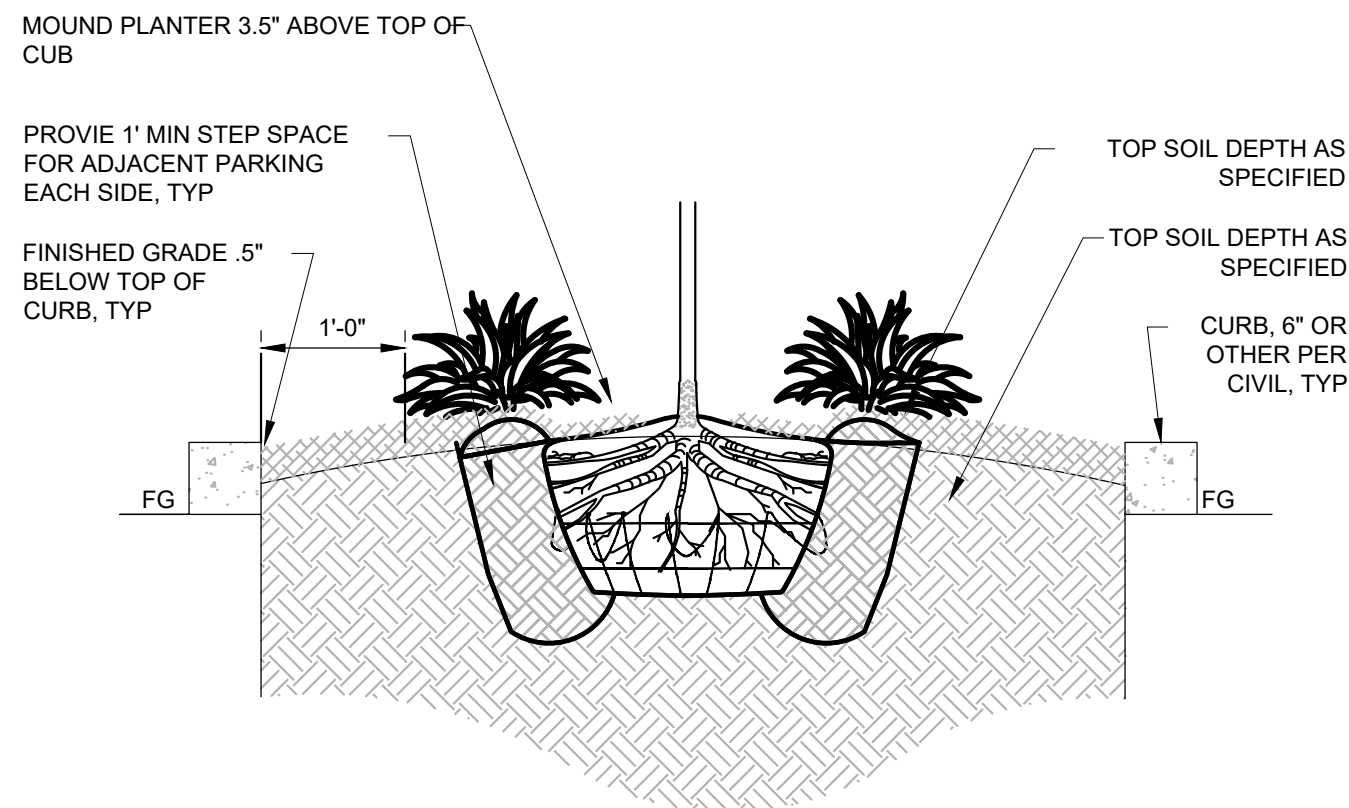
1" = 1'-0"

329333-03

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{1}{2}$ " HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

NOTE:

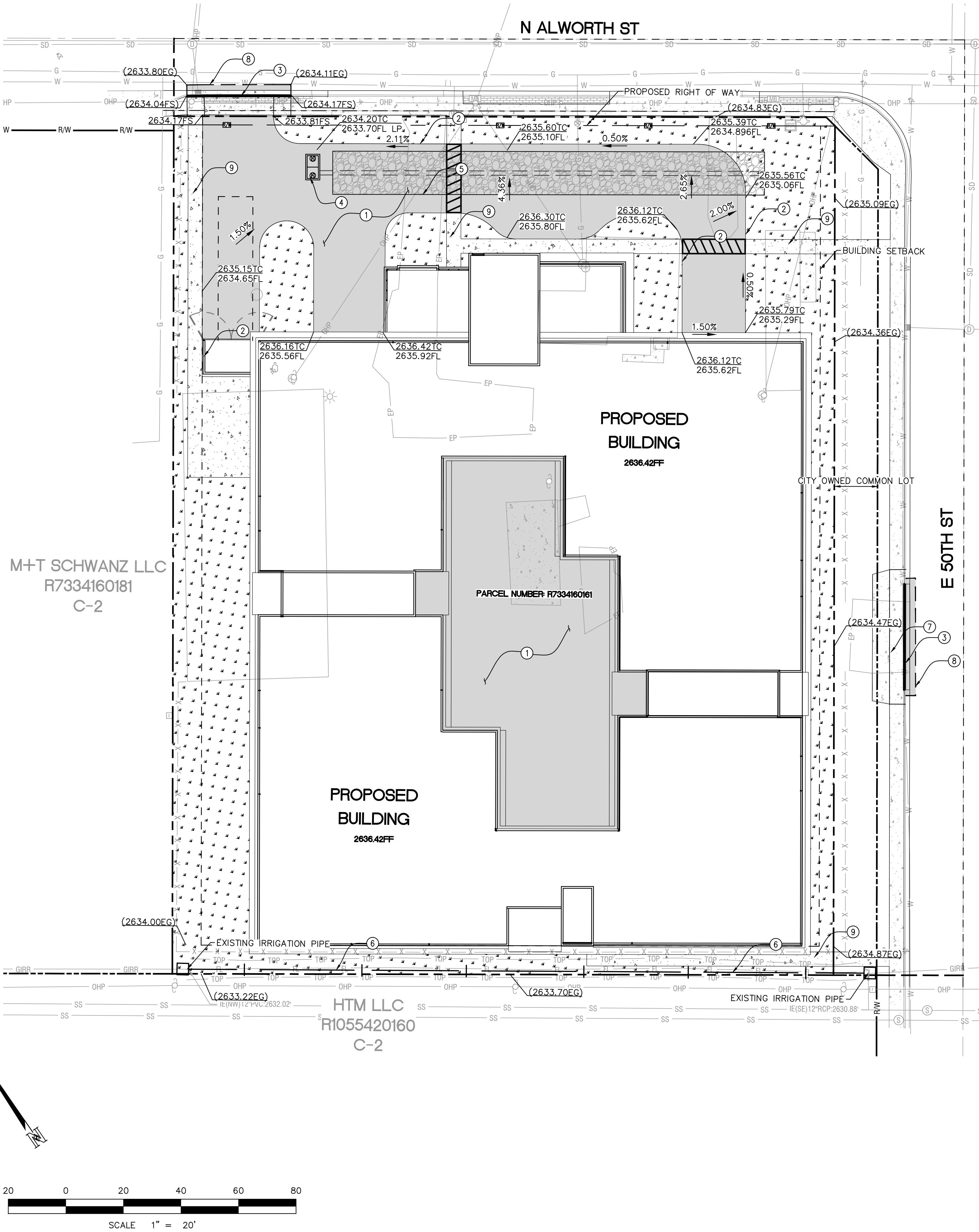
- *CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL

3/4" = 1'-0"

P-CO-01



DEVELOPER

WADE THOMAS
TNT ENTERPRISES, LLC
1109 W MAIN STREET, SUITE 700
BOISE, IDAHO 83702
(208) 901-2558

ARCHITECT

AMANDA BIDWELL
EV STUDIOS
725 E. STREET
MERIDIAN, IDAHO 83642
(208) 884-2824

CIVIL ENGINEER

CORY SCHRACK, PE
NASLAND ENGINEERING
910 W MAIN STREET, STE 314
BOISE, IDAHO 83702
(208) 918-4859

LAND SURVEYOR

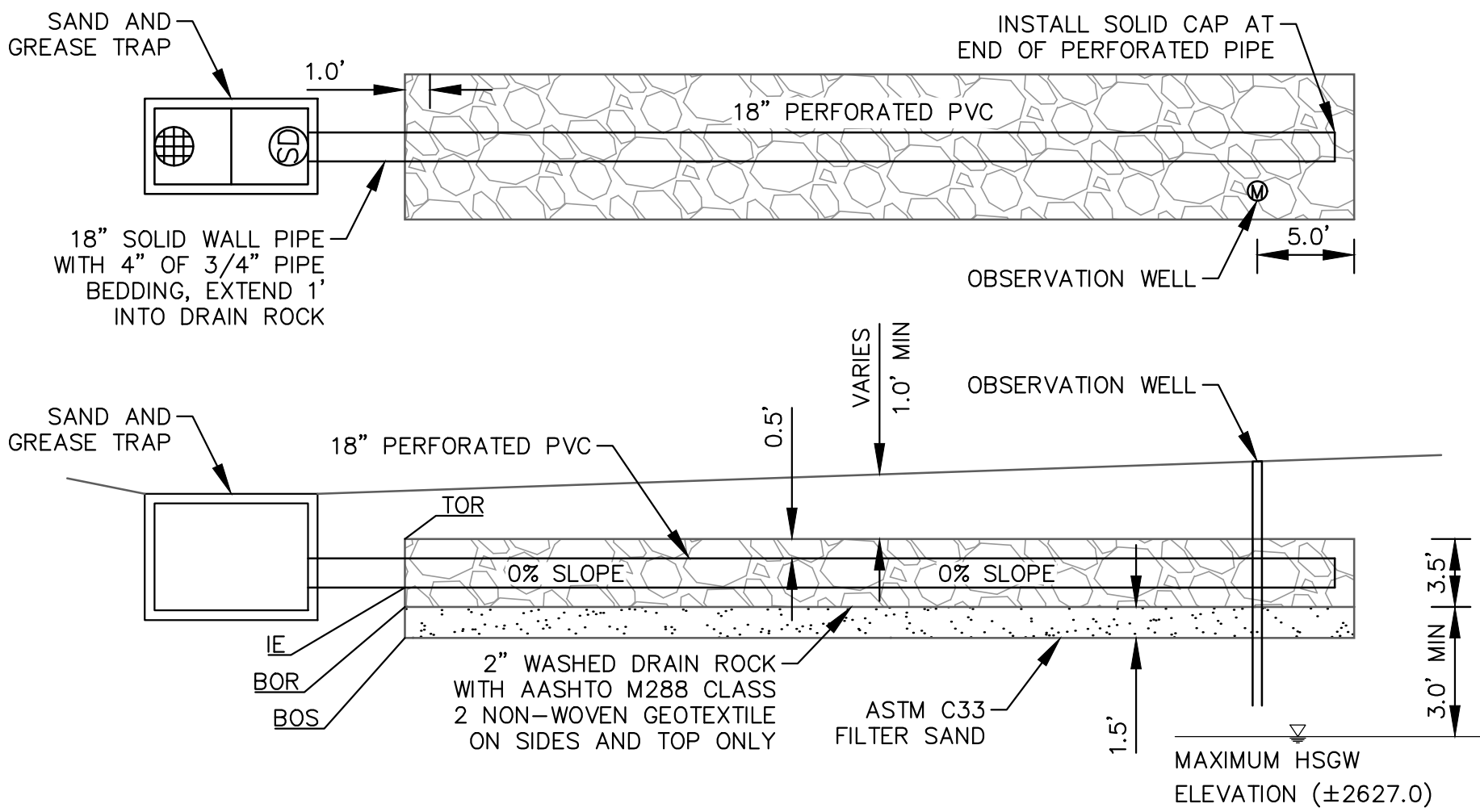
MICHAEL S FEMENIA, PLS
THE LAND GROUP, INC
462 E SHORE DRIVE, SUITE 100
BOISE, IDAHO 83616
(208) 939-4041

LEGEND

PROPERTY LINE	---
SETBACK	----
CENTERLINE	- - - -
AC PAVEMENT	[Pattern]
STORM DRAIN LINE	==
SAND AND GREASE TRAP	[Symbol]
SEEPAGE BED	[Pattern]

CONSTRUCTION NOTES

1. INSTALL NEW AC PAVEMENT AND BASE PER GEOTECHNICAL RECOMMENDATION.
2. INSTALL 6" VERTICAL CURB AND GUTTER PER ISPMC SD-701.
3. INSTALL CONCRETE DRIVEWAY WITH RAMPED SIDEWALK PER ISPMC SD-710B.
4. INSTALL SAND AND GREASE TRAP. DRAINAGE FROM BUILDING TO BE ROUTED TO THIS LOCATION VIA BUILDING DRAINAGE SYSTEM AND ROOF DRAINS.
5. INSTALL SEEPAGE BED PER DETAIL ON THIS SHEET.
6. EXISTING GRAVITY IRRIGATION DITCH TO BE PIPED ALONG PROPERTY LINE.
7. CLOSE EXISTING DRIVEWAY AND REPLACE WITH 6" VERTICAL CURB, GUTTER AND SIDEWALK.
8. SAWCUT, REMOVE AND REPLACE EXISTING AC PAVEMENT SECTION. NEW AC PAVEMENT AND BASE TO MATCH EXISTING CONDITIONS PER ISPMC SD-301, SD-303, AND SD-806.
9. INSTALL CONCRETE SIDEWALK PER ISPMC SD-709, SD-714 AND SD-714B.



SEEPAGE BED
NOT TO SCALE

ALWORTH ST
APARTMENTS
5003 N ALWORTH ST.
GARDEN CITY, ID 83714
AG23009

NOT FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION

COPYRIGHT 2022
This document is an instrument of service, and as such remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

Project Status
DATE: 10-19-23
DRAWN BY: WS
CHECKED BY: CS

CONCEPTUAL
GRADING PLAN

C1.0



Date: October 17th, 2023

To: Planning Staff & Design Review Committee
City of Garden City
6015 Glenwood Street
Garden City, Idaho 83714

RE: 5003 Alworth St., Garden City, ID 83714
Waiver Request of Application Materials

Planning Staff & Design Review Committee,

We are requesting a waiver for the following application items:

1. **Lighting Plan** - Lighting plan to be submitted as the development further develops to ensure the proper placement of lighting and proper electrical work.
2. **Will Serve Letter** - A fire flow request has been submitted, waiting on the will serve letter.
3. **Ada County Approved Addresses** - Ada county approved addresses will be assigned after the number of units are confirmed on final entitlement documents.
4. **Sustainability Checklist** - Exempt

Thank you,

Jorre Delgado



Date: October 17th, 2023

To: Planning Staff & Design Review Committee
City of Garden City
6015 Glenwood Street
Garden City, Idaho 83714

RE: 5003 Alworth St., Garden City, ID 83714
Design Review Narrative

Planning Staff & Design Review Committee,

We are pleased to submit an Application for a Conditional Use Permit for a multifamily residential community located at 5003 Alworth St. (Parcel #R7334160161). The site consists of 1.57 acres. This parcel is currently zoned C-2 under the Garden City Municipal Code.

Project Overview

The Project is contained within a single building, which effectively utilizes the buildable acreage of the parcel. The project includes 110 units broken up between 60 one-bedrooms and 50 two-bedrooms. Also included in the project on the third floor is open space and amenities located in an internal courtyard that is private to all residents. The courtyard area will include amenities such as a dog run area, playground, bbq area and sitting area. In addition to the formal amenities, there is also a fitness center, leasing office, mailroom, bike storage facility and dog wash available to all residents. The second level of the building provides a shared rooftop patio and an additional gathering and working area that provides views of the Boise River tree line. The building was designed with an eye to the future of the surrounding neighborhood and to provide a feel of community both inside and outside.

Parking for the project is within a covered 2 story podium garage on the interior of the property. The project provides a total of 183 parking spaces under Table 8-4D-2. Parking also includes 8 accessible stalls. The building is designed with panels located at the parking areas to minimize the impact of car lights on the surrounding neighbors. The Project also complies with the bicycle parking requirements, offering residents 125 bike spots as required in Table 8-4D-3, which are located in the 1st and 2nd floors of the building as well as covered on the exterior of the building.

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?

- The Project was designed to minimize sprawl by efficiently using the lot and by maximizing pedestrian circulation by including an appropriate system of sidewalks to connect the community to adjacent properties, firmly embedding this project into the existing community.

2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?

- The site provides for pedestrian accessibility by providing upgraded sidewalks on N Alworth St. Access to N Alworth St. provides pedestrian access along the corridors to Adams, 50th St. and the Greenbelt. The Greenbelt is located just roughly 600 ft from the entrance of the building.

3. What are the building materials?

- Building materials consist of metal siding, wood, various stucco, fiber cement panels and siding, aluminum canopies framed garage screens, and glass. The building will be constructed on a concrete superstructure.

4. What are the existing notable site features and how does the design respect them?

- The main feature of the site is its direct location to the Greenbelt. The project will create an architecturally interesting and distinctive building along one of the rapidly developing Adam St. and Alworth St corridors, which will soon open up to a newly renovated Expo Idaho. The Project will provide stunning views of the Greenbelt and the Boise River, as well as the Boise foothills. The project will invite future development and growth in the surrounding area, while providing a stunning and distinct residential anchor directly on the corner of Alworth St. and 50th St.

5. Is the building consistent with the adopted streetscape?

- Currently the adopted streetscape for Alworth St. consists primarily of light industrial/commercial sites directly east, west and south of the site with a mix of residential sites north of the site ranging from single family residential to apartments. The site layout was designed with an eye to the future, as Alworth St. and Adams St continue their transformation out of the 20th Century, but also providing a transitional element from Chinden Boulevard to the residential developments to the north and to the Greenbelt. The project will begin to better define and improve the current streetscape by providing an updated look and feel directly on Alworth St., especially in relation to its proximity to the Idaho Expo. Additionally, the building was designed with consideration for the elements and materials used on the outside of the building to be visually appealing from the street and from neighboring properties. As with other areas in Garden City, this project will be the first new scaled development in this area of Alworth St/Adams St., but will set the feel and standard for future developments in direct proximity to Expo Idaho..

Bike and Pedestrian:

The site itself includes sidewalks on Alworth St. and 50th St. Pedestrians and bikes can safely access and travel along both Alworth and 50th Street directly from the site. From the site, both pedestrians and bikes will have access to the Greenbelt, Chinden Boulevard, Hawks Stadium and Expo Idaho, as well as a handful of local restaurants, breweries and wineries.

Parking and Parking Lot Standards:

Parking is within an enclosed garage in the structure of the building, as such there are no trees near parking stalls. 125 Bike parking stalls are provided per Table 8-4G-D. The design incorporates aluminum panels at the parking levels to provide adequate screening so as to visually insulate the parking from the surrounding properties and to minimize the impact of car lights at night.

Community Interaction:

The goal of the project was to establish a signature property that represents the future of Garden City, but also takes advantage of and compliments the surrounding features of what is to come on Alworth and Adams Street: primarily the Greenbelt, the Boise River, the Boise Hawks stadium, and Expo Idaho. Garden City is currently undergoing a revitalization. The project aims to bring much needed housing to Garden City and add to the evolving aesthetics to the Alworth and Adams corridor. As additional properties along the corridor are updated and re-developed, this project will set the standard as a new residential anchor for this section of Garden City. Great care was taken to design the project in a manner that incorporates elements to make the building and its amenities warm and inviting, while enhancing the overall feel of the surrounding communities.

The project is exempt under 8-4G-D because it is within ¼ mile of several of the basic services enumerated in Section 8-4G-D.

Landscaping:

There is currently +23.41% of the site devoted to landscaping. Code requirements (1 Class II Tree per street frontage plus 1 Class II per 50 feet) require 6 trees along W 50th Street and 4 trees on Alworth Street. Any existing trees on site will be mitigated per arborist report or as otherwise required by the City. An automated underground irrigation system will be provided. The source of irrigation is to be determined pending surface water rights availability. Landscaping was selected to be compatible with the local climatic conditions and is readily available at most local nurseries.

Building Design:

The mass of the building will be broken up using modulation via offsets and differing building materials. Additionally, earth colors will be used to complement the varying visual modulations on the building. Each unit will feature private balconies providing various views of the surrounding cities and foothills or views of the internal courtyard. The courtyard was designed to create a sense of community and neighborhood between the residents. Light is pulled through the building into the courtyard through strategically placed windows. Great care was taken to design the project in a manner that incorporates elements to make the building and its amenities warm and inviting, while enhancing the overall feel of surrounding neighborhoods.

Setbacks are: Front 5'-0"; Rear 5'-0"; and Side 5'-0". Outdoor services and equipment will be screened with similar screening used on the facade of the building on the parking levels. There will not be multiple structures on the site. During the construction drawing phase of the project, standard green building concepts will be incorporated into the design with enhanced envelope, higher efficiency HVAC, etc.

Site Access:

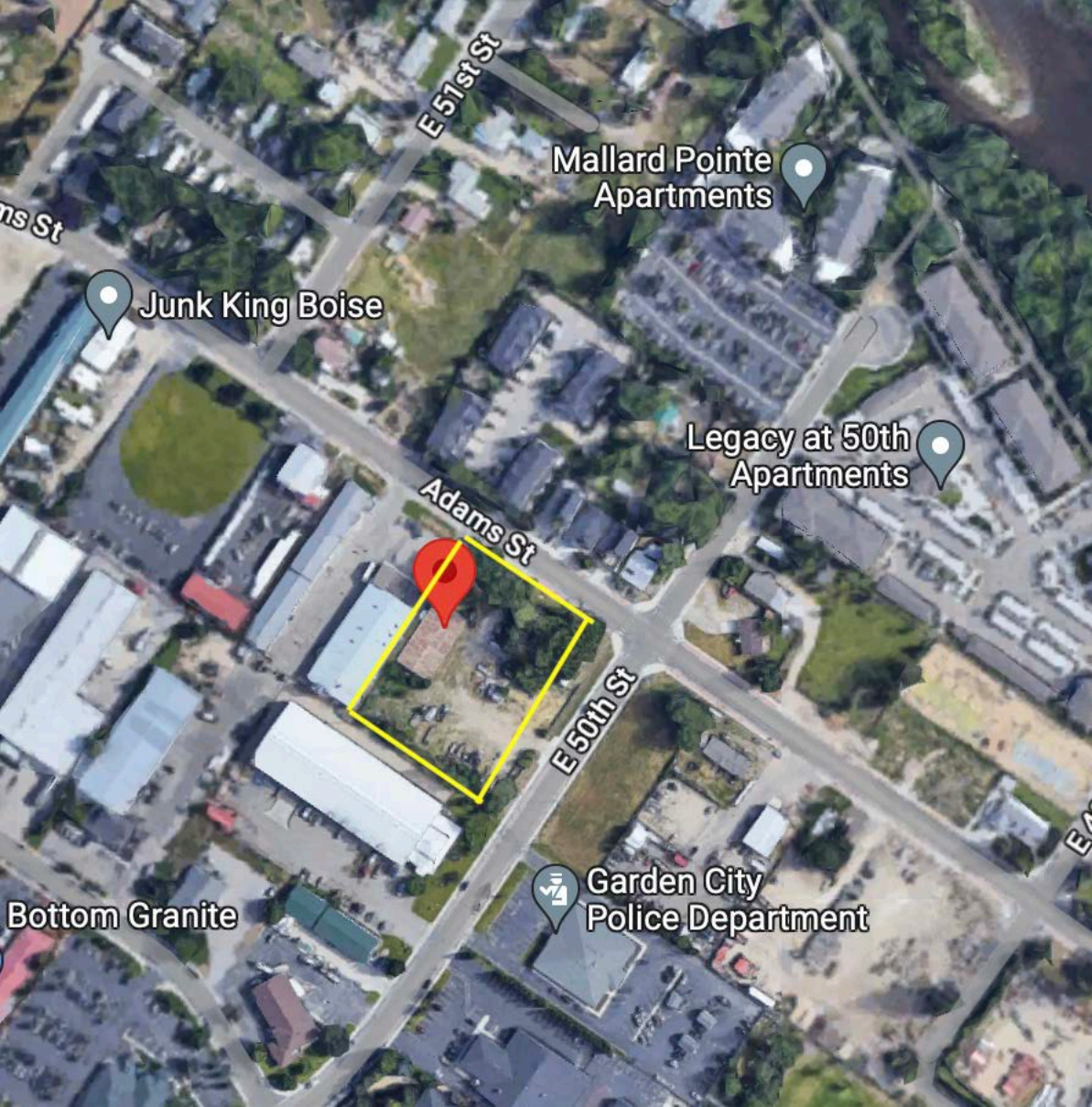
The site intends to provide one main entrance located off of Alworth St. There will be no site access off of 50th St. The single site access point off Alworth St will open up to two access points on the first level that lead into the parking structure, as well as a ramp on the exterior of the building that will help aid in vehicular flow for the second level of the structure.

Please contact the office with any questions you may have in reviewing these application materials. We look forward to working with you on this project.

Regards,

Wade Thomas - TNT

Jorre Delgado - JD Planning & Consulting



E 51st St

Mallard Pointe
Apartments

ns St

Junk King Boise

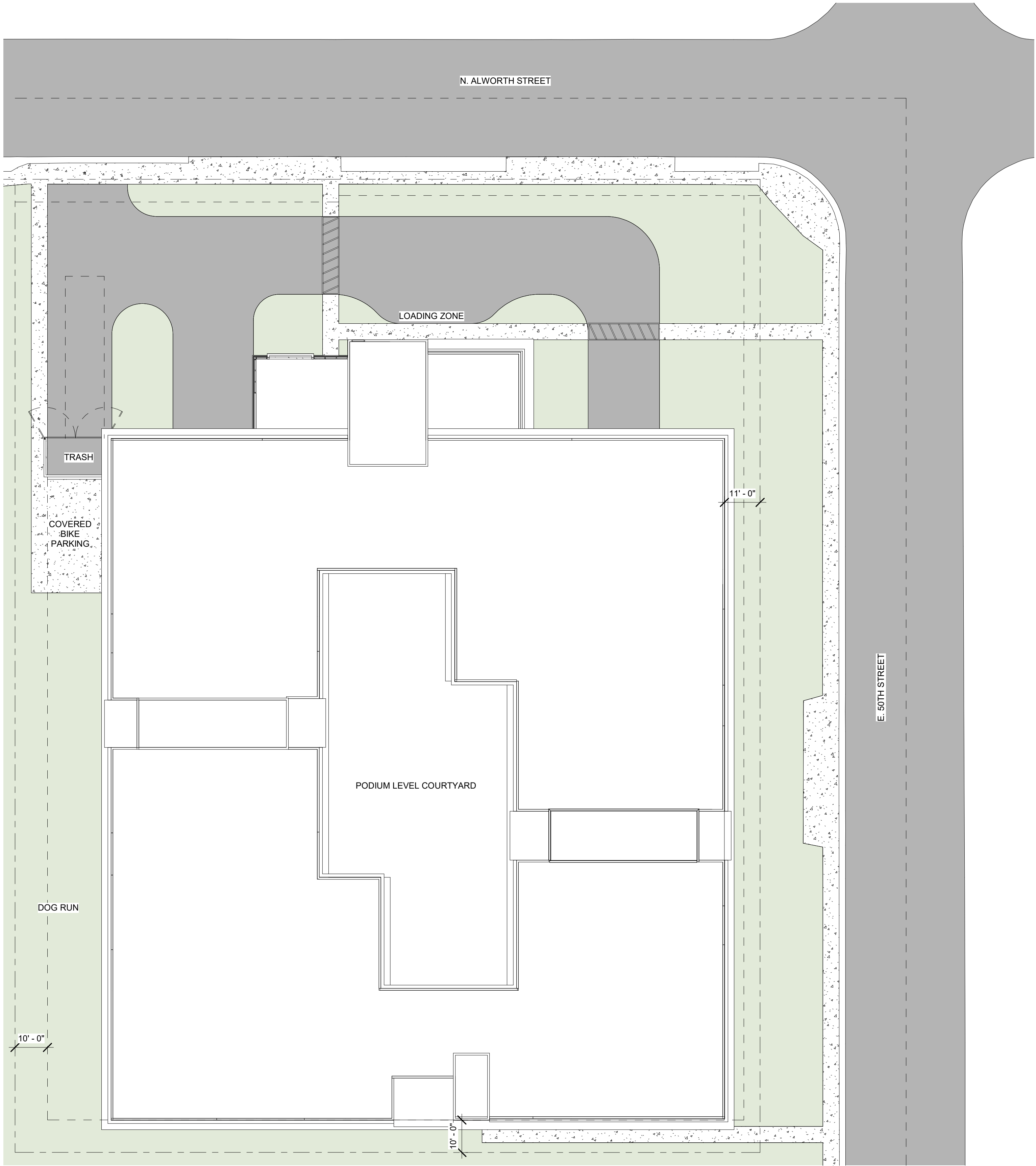
Legacy at 50th
Apartments

Adams St

E 50th St

Bottom Granite

Garden City
Police Department



SITE ANALYSIS

SITE DATA	
SITE AREA:	1.57 ACRES
CITY ZONING:	C-2
SETBACKS:	
FRONT:	5'-0"
REAR:	5'-0"
SIDE:	5'-0"

SITE BREAKDOWN	
BUILDING FOOTPRINT:	41,513SF
HARDSCAPE SF:	16,406SF
LANDSCAPE SF:	14,699SF

UNITS	
1-BEDROOM:	60 UNITS
2-BEDROOM:	50 UNITS
TOTAL:	110 UNITS

PARKING	
REQUIRED:	
1 BEDROOM (1 STALL EA)	60 STALLS
2 BEDROOM (2 STALL EA)	100 STALLS
GUEST (.5 FOR THE FIRST 10, .1 EA AFTER THAT)	15 STALLS
TOTAL	175 STALLS

PROVIDED:	
STANDARD STALLS:	175 STALLS
ACCESSIBLE STALLS:	8 STALLS
TOTAL STALLS:	183 STALLS
BIKE PARKING:	125 SPACES
(.5 FOR THE FIRST 10, .1 EA AFTER THAT & 1 PER DWELLING UNIT)	

BUILDING SF BY LEVEL

BUILDING TYPE A	
LEVEL 1	44,259SF
LEVEL 2	44,608SF
LEVEL 3	41,326SF
LEVEL 4	33,293SF
LEVEL 5	33,313SF
LEVEL 6	33,289SF

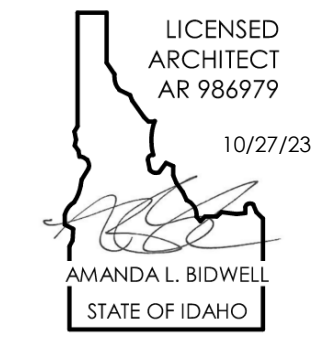
UNIT BREAKDOWN

TYPE	#	SF
BUILDING A		
2 BED 2 BATH	36	1,122SF
2 BED 2 BATH TYPE 2	20	1,151SF
2 BED 2 BATH TYPE 3	10	1,212SF
2 BED 2 BATH TYPE 4	8	746SF
1 BED 1 BATH	24	823SF
1 BED 1 BATH FLEX	12	749SF
TOTAL	110	

ALWORTH ST APARTMENTS

5003 N ALWORTH ST.
GARDEN CITY, ID 83714

AG23009



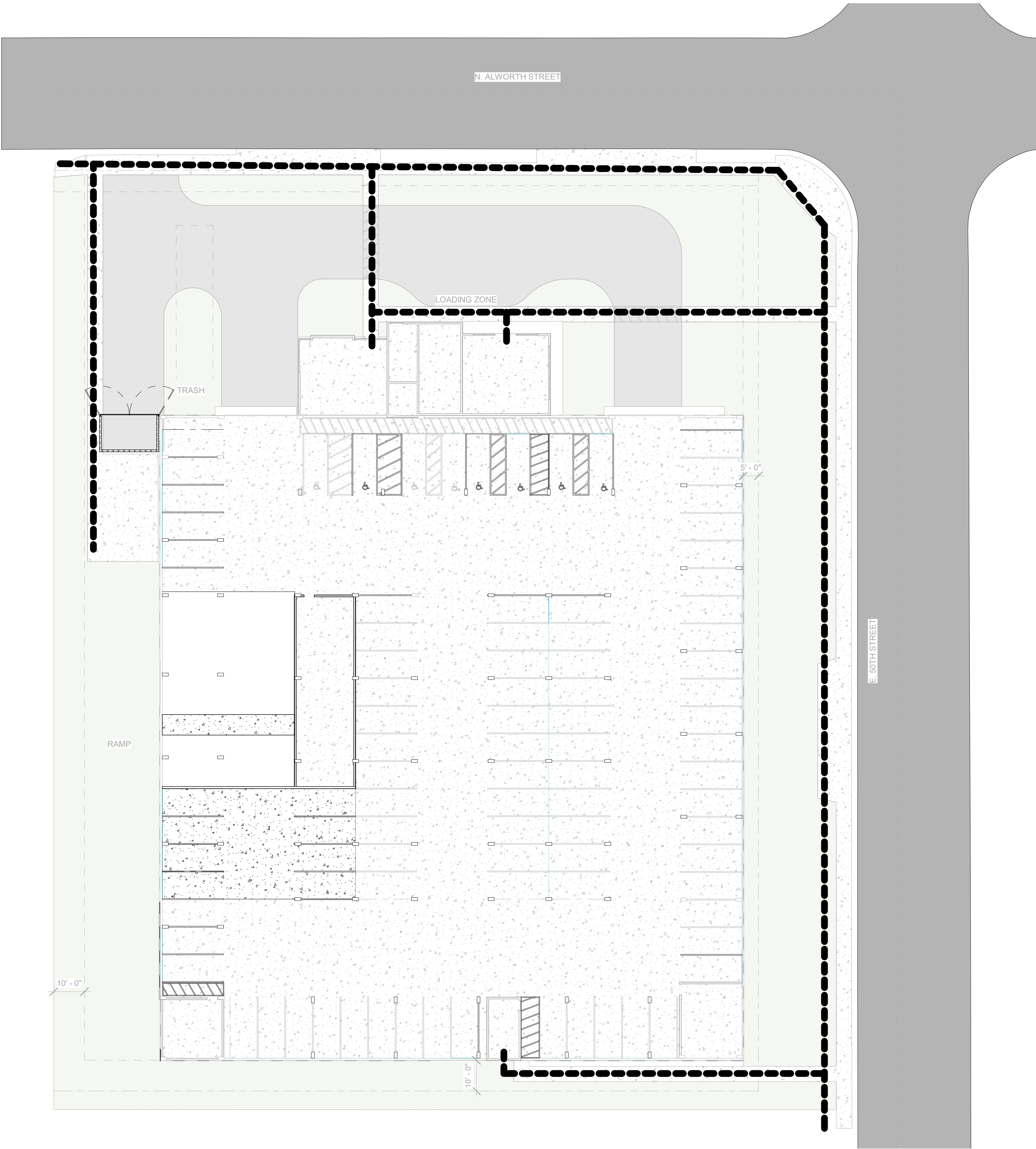
COPYRIGHT 2023
This document is an instrument of service, and as such, remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

DATE	Project Status	Issue Date
DRAWN		Author
CHECKED		Checker

ARCHITECTURAL
SITE PLAN

A100



1 PEDESTRIAN CONNECTION EXHIBIT
1" = 20'-0"

ALWORTH ST APARTMENTS
5003 N ALWORTH ST.
GARDEN CITY, ID 83714
AG23009

LICENSED
ARCHITECT
AR 986979
10/27/23
AMANDA L. BIDWELL
STATE OF IDAHO

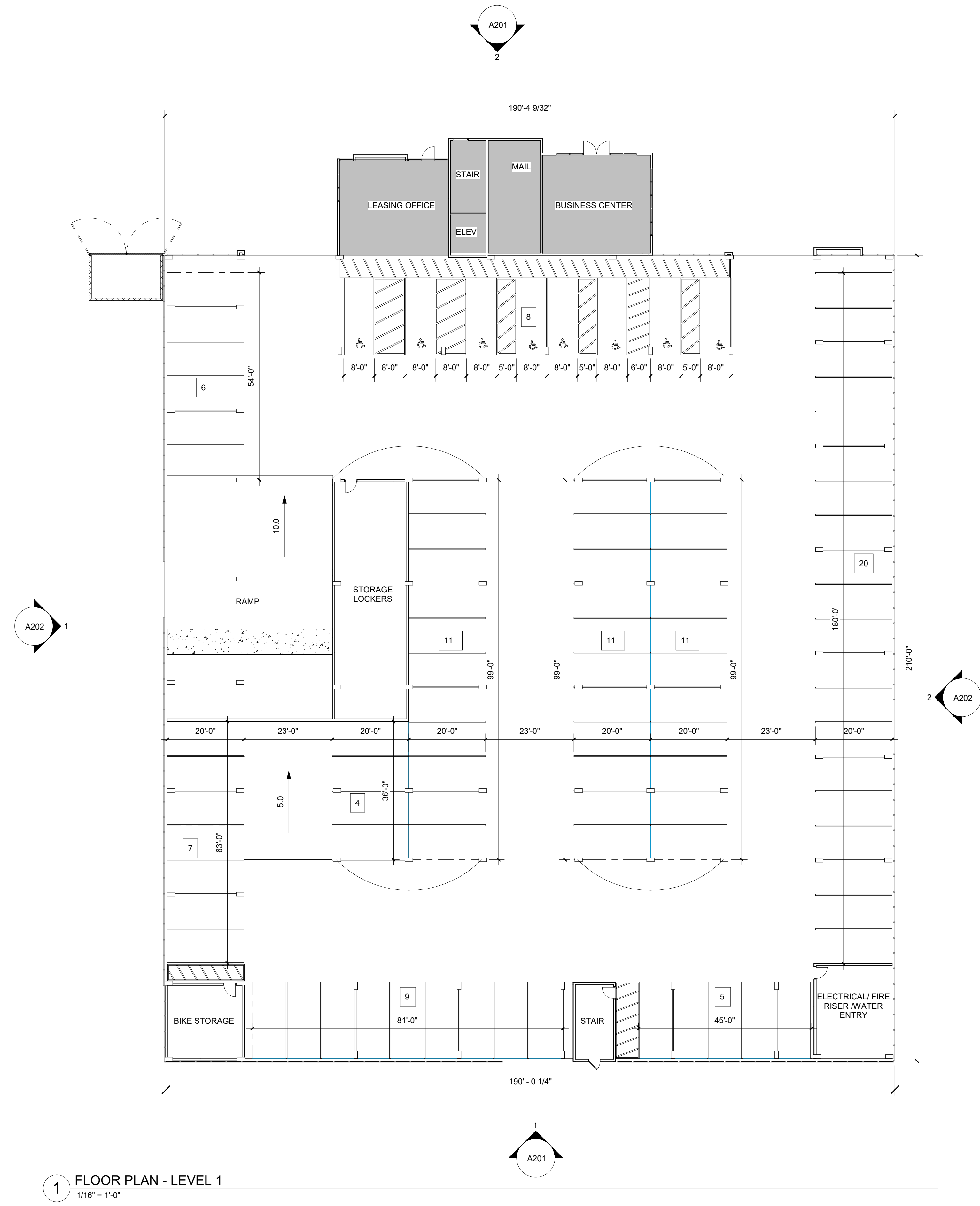
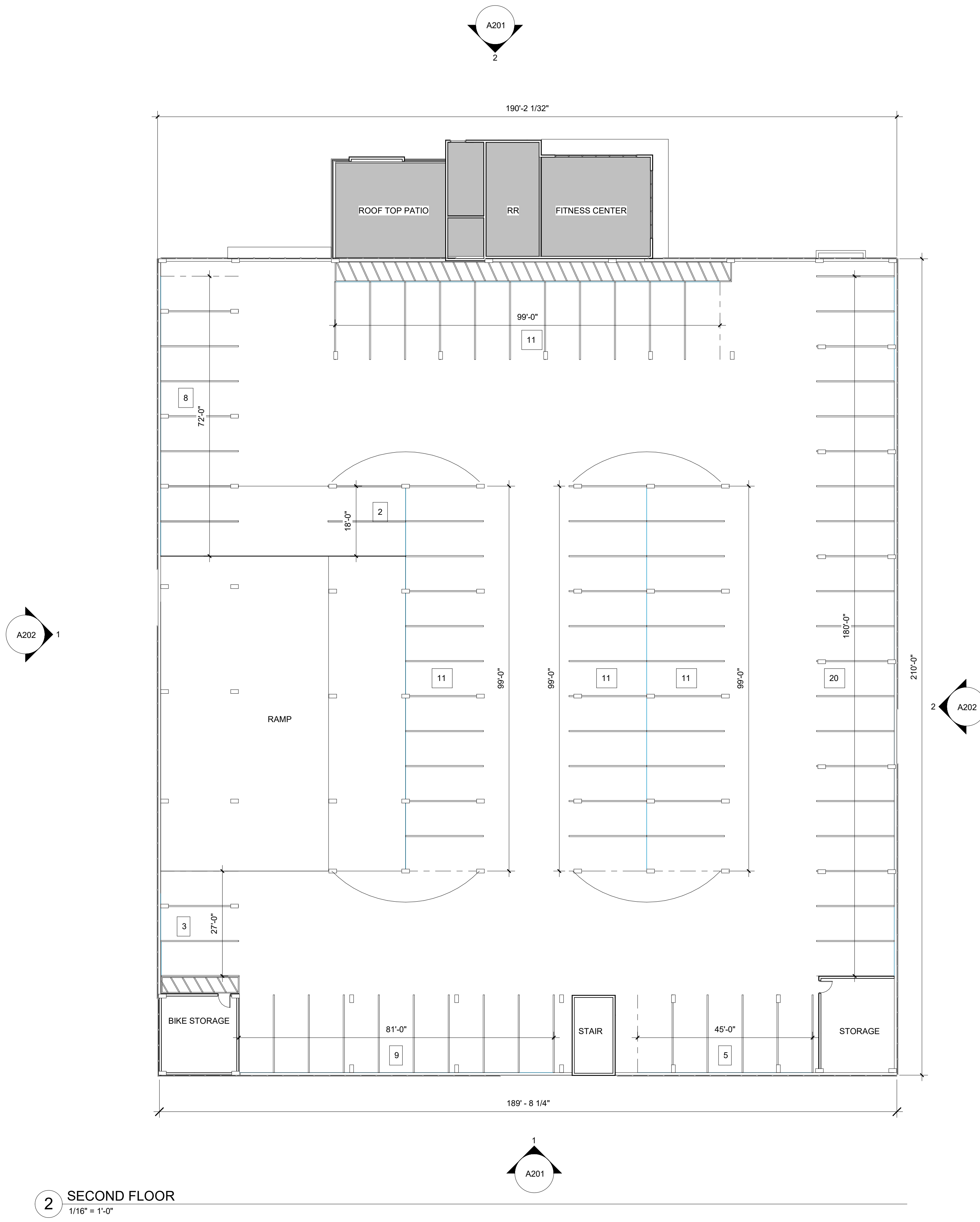
COPYRIGHT 2023
This document is an instrument of service, and as such, remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

DATE	Project Status	Issue Date
DRAWN	Author	Author
CHECKED	Checker	Checker

PEDESTRIAN
CONNECTION
EXHIBIT

A100A



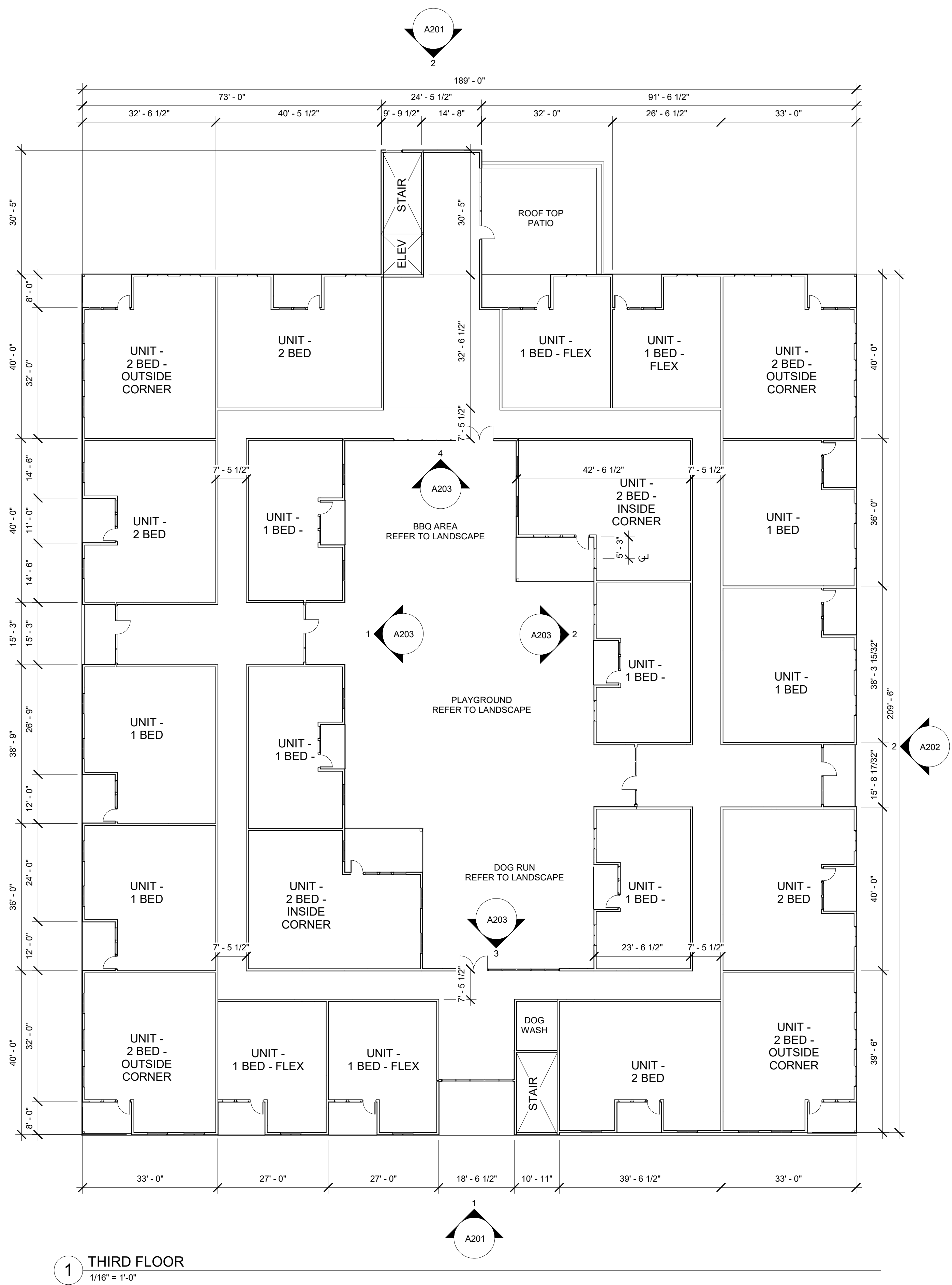
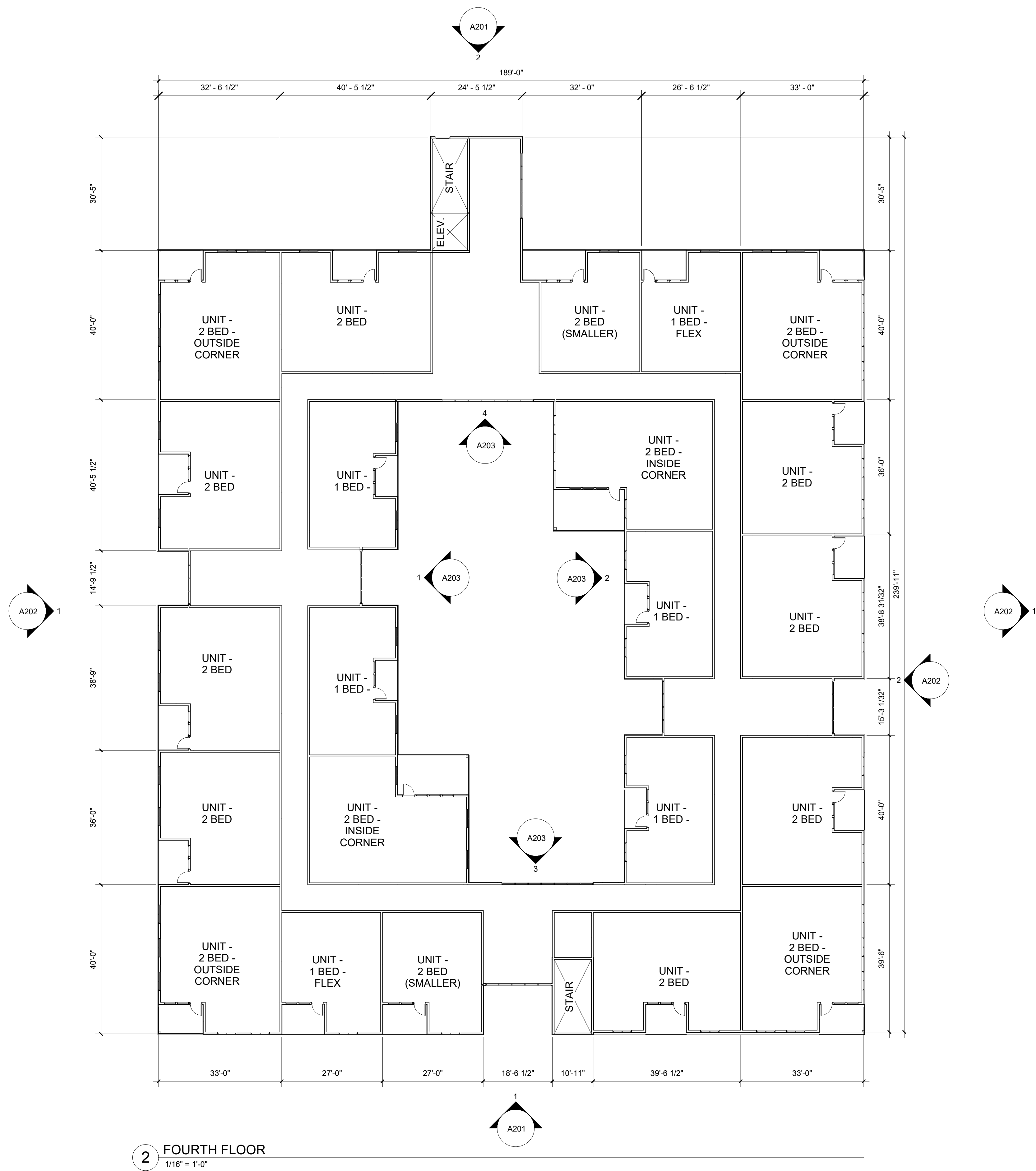
ALWORTH ST APARTMENTS
5003 N ALWORTH ST.
GARDEN CITY, ID 83714
AG23009

LICENSED ARCHITECT
AR 986979
10/27/23
AMANDA L. BIDWELL
STATE OF IDAHO

COPYRIGHT 2023
This document is an instrument of service, and as such, remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

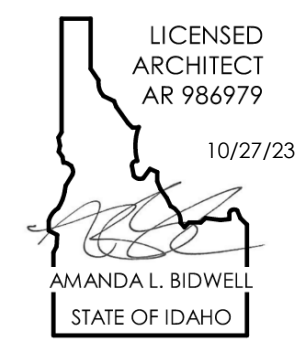
DATE	Project Status	Issue Date
DRAWN	Author	Author
CHECKED	Checker	Checker



ALWORTH ST APARTMENTS

5003 N ALWORTH ST.
GARDEN CITY, ID 83714

AG23009



COPYRIGHT 2023
This document is an instrument of service, and as such, remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

DATE	Project Status	Issue Date
DRAWN	Author	Author
CHECKED	Checker	Checker

THIRD AND
FOURTH FLOOR
A102

10/27/2023 3:32:15 PM

#	NOTE
1	METAL SIDING
2	PARAPET CAP
3	STUCCO COLOR 1
4	ALUMINUM CANOPY - ANODIZED DARK BROWN
5	STUCCO COLOR 2
6	STUCCO COLOR 3
7	PAINTED RAILING
8	PARKING SCREEN
9	TRASH ENCLOSURE
11	CONCRETE STRUCTURE

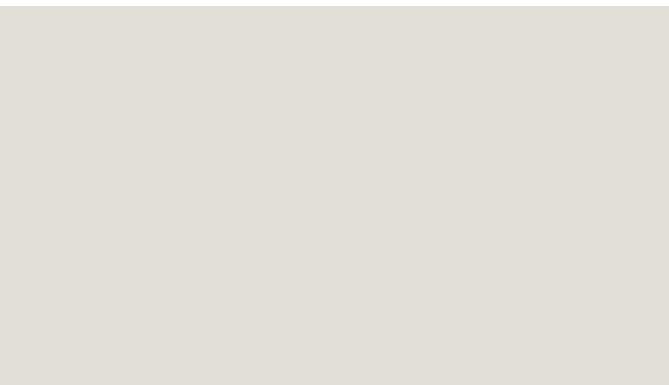
MATERIALS LEGEND



1 VERTICAL METAL SIDING - KINGSPAN - ONYX



2 4 ALUMINUM - ANODIZED DARK BRONZE



3 9 STUCCO - SW7014 EIDER WHITE



5 STUCCO - SW9560 NIGHT OUT



6 STUCCO - SW6180 OAKMOSS



7 PAINTED RAILING - SW9560 NIGHT OUT



8 ALUMINUM - ANODIZED LIGHT BRONZE



10 11 CONCRETE



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

EVstudio

Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

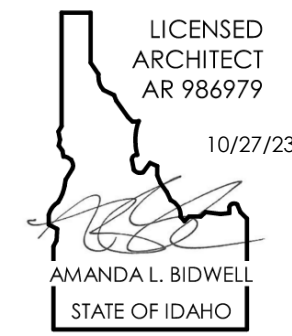
inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:
AMANDA BIDWELL
amanda.bidwell@evstudio.com
208.884.2824

ALWORTH ST APARTMENTS

5003 N ALWORTH ST.
GARDEN CITY, ID 83714

AG23009



COPYRIGHT 2023
This document is an instrument of service, and as such, remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

DATE	Project Status	Issue Date
DRAWN	Author	Author
CHECKED	Checker	Checker

EXTERIOR
ELEVATIONS -
FRONT & REAR

A201

10/27/2023 3:32:16 PM

#	NOTE
1	METAL SIDING
2	PARAPET CAP
3	STUCCO COLOR 1
4	ALUMINUM CANOPY - ANODIZED DARK BROWN
5	STUCCO COLOR 2
6	STUCCO COLOR 3
7	PAINTED RAILING
8	PARKING SCREEN
9	TRASH ENCLOSURE
11	CONCRETE STRUCTURE

MATERIALS LEGEND

1

VERTICAL METAL SIDING - KINGSPAN - ONYX

2

4

ALUMINUM - ANODIZED DARK BRONZE

3

9

STUCCO - SW7014 EIDER WHITE

5

STUCCO - SW9560 NIGHT OUT

6

STUCCO - SW6180 OAKMOSS

7

PAINTED RAILING - SW9560 NIGHT OUT

8

ALUMINUM - ANODIZED LIGHT BRONZE

10

11

CONCRETE



EVstudio

Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX
Main Office: 303.670.7242
inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:
AMANDA BIDWELL
amanda.bidwell@evstudio.com
208.884.2824

ALWORTH ST APARTMENTS

5003 N ALWORTH ST.
GARDEN CITY, ID 83714
AG23009

LICENSED ARCHITECT
AR 986979
10/27/23
AMANDA L. BIDWELL
STATE OF IDAHO

COPYRIGHT 2023
This document is an instrument of service, and as such, remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

DATE
DRAWN
CHECKED

Project Status
Issue Date
Author
Checker

EXTERIOR ELEVATIONS - SIDES

A202

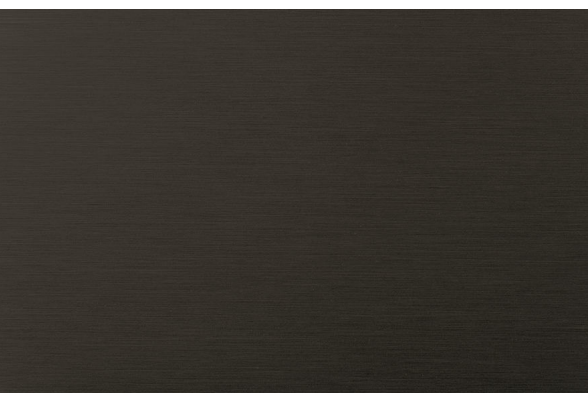
10/27/2023 3:32:16 PM

EXTERIOR FINISHES	
#	NOTE
1	METAL SIDING
2	PARAPET CAP
3	STUCCO COLOR 1
4	ALUMINUM CANOPY - ANODIZED DARK BROWN
5	STUCCO COLOR 2
6	STUCCO COLOR 3
7	PAINTED RAILING
8	PARKING SCREEN
9	TRASH ENCLOSURE
11	CONCRETE STRUCTURE

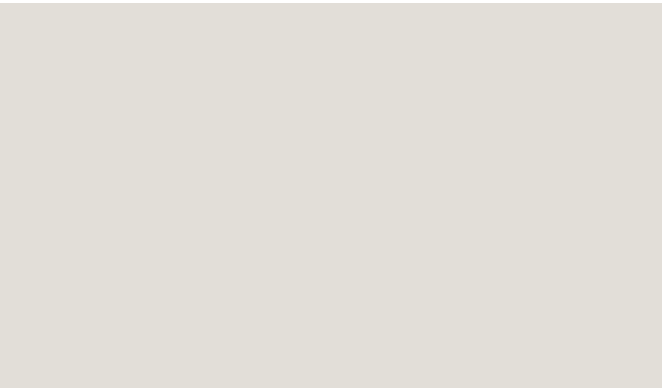
MATERIALS LEGEND



1 VERTICAL METAL SIDING - KINGSKAN - ONYX



2 4 ALUMINUM - ANODIZED DARK BRONZE



3 9 STUCCO - SW7014 EIDER WHITE



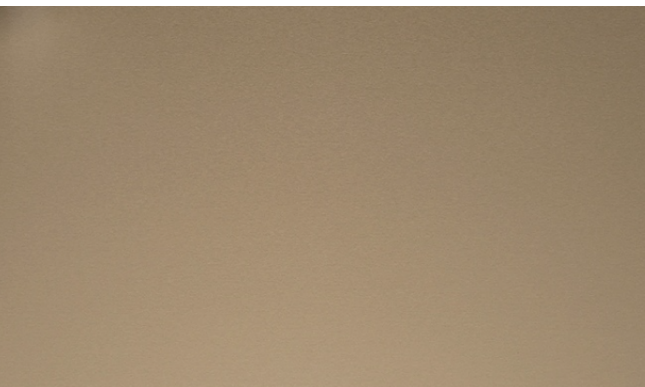
5 STUCCO - SW9560 NIGHT OUT



6 STUCCO - SW6180 OAKMOSS



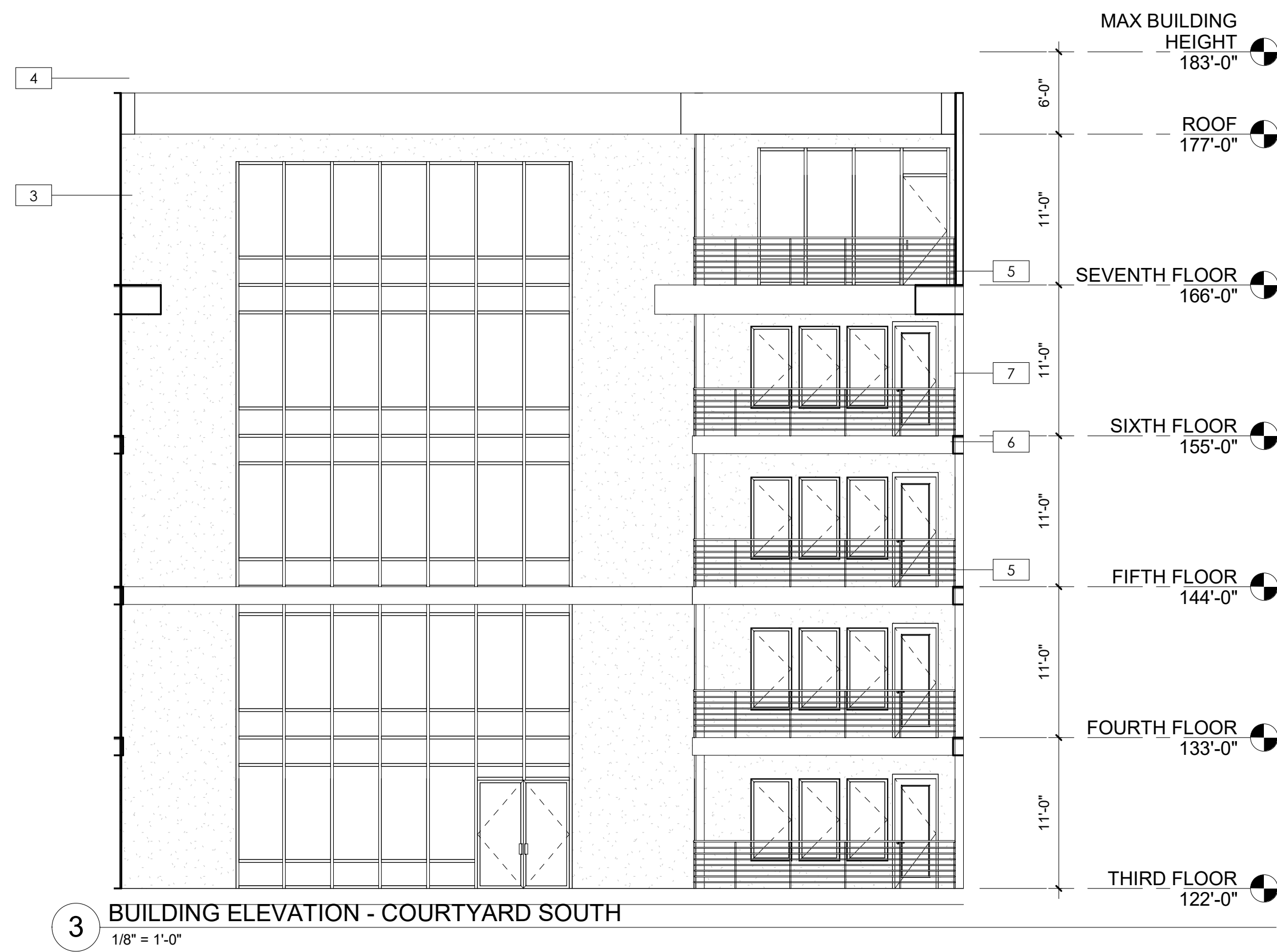
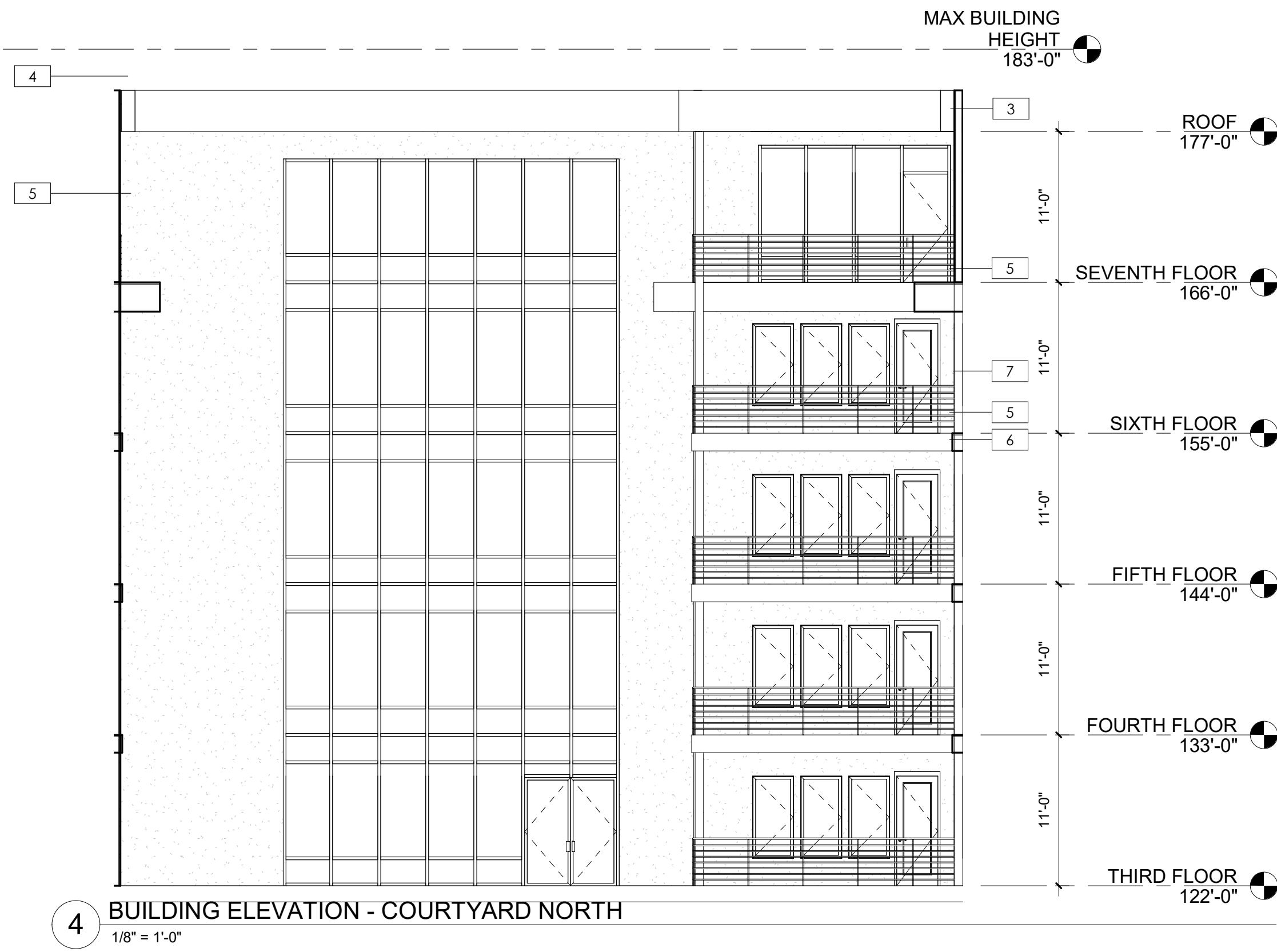
7 PAINTED RAILING - SW9560 NIGHT OUT



8 ALUMINUM - ANODIZED LIGHT BRONZE



10 11 CONCRETE



EVstudio

Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

Main Office: 303.670.7242

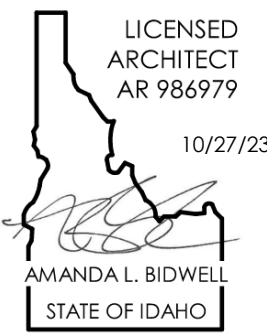
inspections@evstudio.com
design@evstudio.com
www.evstudio.com

Contact:
AMANDA BIDWELL
amanda.bidwell@evstudio.com
208.884.2824

ALWORTH ST APARTMENTS

5003 N ALWORTH ST.
GARDEN CITY, ID 83714

AG23009



COPYRIGHT 2023
This document is an instrument of service, and as such, remains the property of the Architect. Permission for use of this document is limited and can be extended only by written agreement with EVstudio, LLC.

REVISION:

DATE	Project Status	Issue Date
DRAWN	Author	Author
CHECKED	Checker	Checker

EXTERIOR
ELEVATIONS -
COURTYARD

A203

10/27/2023 3:32:10 PM